

MINUTES  
PLANNING COMMISSION  
JUNE 28, 2011 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld  
Alternate members present: Kane  
Absent: Sherrard, Fitzgerald, Zod  
Staff present: Davis, Glemboski, Doolittle

Acting Chairman Pritchard called the meeting to order at 7:01 p.m. He sat Kane for Sherrard and appointed Roper as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of June 14, 2011.

MOTION: To approve the minutes of June 14, 2011 as amended.

Motion made by Roper, seconded by Steinfeld. Motion passed 3-0-2, with Kane and Munn abstaining.

III. PUBLIC COMMUNICATIONS

Staff noted that a State DEP referral has been received for a renewal of an existing discharge permit at the Submarine Base. The notice is available for any Commissioner to review if they would like.

Staff requested that the North Woods Subdivision Modification be added to tonight's agenda.

MOTION: To add North Woods Subdivision Modification as item # 3 under Subdivisions on tonight's agenda

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

IV. SUBDIVISIONS

1. Pendleton Farm Subdivision, Flanders Road – request for bond release

Staff noted that the public improvements were accepted by the Town Council and that the Town Engineer has approved the release of the remaining bonds.

MOTION: To release a \$ 14,400 maintenance bond and a \$1,440 cash reserve bond for the Pendleton Farm Subdivision, Flanders Road.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

2. Mystic Ice House Subdivision - request for bond release

Staff noted that the public improvements were accepted by the Town Council and that the Town Engineer has approved the release of the maintenance bond.

MOTION: To release the final \$3,000 maintenance bond for Mystic Ice House Subdivision

Motion made by Pritchard, seconded by Steinfeld. Motion passed unanimously.

3. North Woods Subdivision Modification

Rich Buzon, Applicant, addressed the Commission, detailing the site and the problems they have encountered in the past few months including bad weather and the discovery of ledge. He discussed his request to modify notes on the original subdivision plans.

Staff stated that there is a note on the plans that states that prior to the issuance of the first Certificate of Occupancy (CO) the entire private drive needed to be completed. Staff noted a memo from the fire marshal stating that he is fine issuing a CO for the first house because access to the completed house is not an issue.

MOTION: To approve a modification to the North Woods Subdivision, 1923-1315 North Road, to allow the issuance of the 1<sup>st</sup> Certificate of Occupancy prior to the completion of the private common drive and emergency access staging and turnaround area, with the following modifications:

1. All relevant notes, that address the common private drive on the plans and the emergency access staging and turn around area, and state “prior to the issuance of a certificate of occupancy for the first home” shall be changed to “prior to the issuance of a certificate of occupancy for the second home”.
2. All staff technical items shall be addressed.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

V. SITE PLANS

1. WPCF Shop Conversion (office), 170 Gary Court (CAM)

Greg Hanover, Public Works, addressed the Commission detailing the site modifications. He discussed the addition that will be made to the building for an elevator, as well as parking, landscaping and other project elements. The Commission had questions and suggested a bike rack be provided for employees.

MOTION: To approve Site Plan #11-07, application of the Town of Groton Public Works Department to convert the interior garage portion of the existing WPCF pump station building into employee offices, including a new elevator tower and related minor site improvements, with the condition that all staff technical items be addressed.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

MOTION: To approve the coastal site plan for the WPCF office conversion in that it is consistent with all applicable coastal use and resource policies and all reasonable measures have been taken to mitigate any potential negative impacts.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

#### VI. OLD BUSINESS

##### 1. Land Use Regulation Update Project

Staff provided a brief report on new public acts that will effect bonding procedures, as well as changes to plan expiration periods. Staff will review these with the Town Attorney.

#### VII. NEW BUSINESS

##### 1. Report of Commission

Commissioner Roper attended a meeting last week for the Mystic Depot Vestibule project which will add an ATM like machine at the Mystic train station to allow people to purchase train tickets with a credit or debit card when the building is closed.

Commissioner Steinfeld questioned Staff on the Hoelck property at 388 Long Hill Road regarding a sign on the property. Staff will speak to the Zoning Officer.

##### 2. Town Council referral under CGS 8-24 regarding WPCF Improvements

Staff briefly explained the components of this referral, and that the Council has set a hearing date for July 6, 2011. Staff emphasized this is a land use plan consistency report and not an opinion on financial issues.

MOTION: In regards to Town Council referral # 2011-0139, proposed improvements to the Town of Groton Water Pollution Control Facility, the Town of Groton Planning Commission issues this affirmative report pursuant to C.G.S. 8-24, and finds the proposal to be consistent with the Town's 2002 Plan of

Conservation and Development and the Town's FY 2012 – FY  
2017 Capital Improvements Program.

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

3. Zoning Board of Appeals referral for July 13, 2011 – 743 River Road, Ljubicic Residence (ZBA11-03)  
Staff requested that this be tabled in order to allow for sufficient, detailed review.

MOTION: To table the Zoning Board of Appeals referral for July 13, 2011 – 743 River Road, Ljubicic Residence (ZBA11-03) to the July 12, 2011 meeting

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

VIII. REPORT OF CHAIRMAN - none

IX. REPORT OF STAFF

Staff noted that a copy of the Wal-Mart appeal was handed out tonight.

The Route 1 sidewalk by The Spot Restaurant will begin soon.

Central Hall will be requesting an extension of the date to commence construction.

Copies of the communication with Noank Zoning and DEP were provided, with respect to Noank's proposed flood regulation amendments.

X. ADJOURNMENT

Motion to adjourn at 8:00 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

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Peter Roper, Acting Secretary  
Planning Commission

Prepared by Katie Doolittle  
Office Assistant II